

PARCEL MAP 20977

Being a division of Lot 34 of Alhambra Addition, in the City of Riverside, County of Riverside, as per map on file in Book 11, Pages 78 & 79 of maps, in the Office of the Recorder of said County. (located in Section 34, Township 2 South, Range 6 West, M.B. 6/70)

NOVEMBER, 1987

ROBERT L. TAYLOR Civil Engineer
Riverside, California

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY PERSONS HAVING ANY RECORD, TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE AND WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A".

Claude J. DeLao
Claude J. DeLao

Sharon M. DeLao
Sharon M. DeLao

BENEFICIARY
TRUST SERVICES OF AMERICA, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 4, 1984 AS INSTRUMENT No. 94088.

Doris L. Wallgren Jerrid Nelson
Vice President Asst Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF Riverside

ON THIS 1st DAY OF February, 1988, BEFORE ME, Leslie Duckett, PERSONALLY APPEARED Claude J. DeLao and Sharon M. DeLao PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT (HE/SHE/THEY) EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Leslie Duckett
NAME (TYPED OR PRINTED)
Leslie Duckett

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 3-8-91

NOTARY ACKNOWLEDGEMENT

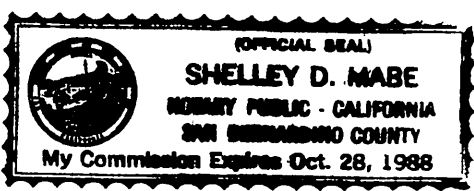
STATE OF CALIFORNIA } s.s.
COUNTY OF _____

ON THIS 13th DAY OF February, 1988, BEFORE ME, Dixie L. Dahlgren TERRI L NELSON, PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND OR SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Shelley D. Mabe
NAME (TYPED OR PRINTED)
SHELLEY D. MABE

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 10-88



SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS HAVE BEEN OMITTED:

LOUIS B. CARABINI AND HELEN M. CARABINI, OWNERS OF AN EASEMENT FOR MAINTAINING AND OPERATING A PRIVATE PIPELINE AS PER INSTRUMENT RECORDED JULY 15, 1955 IN BOOK 1767, PAGE 128 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$1400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED March 8, 1988 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY _____
DEPUTY

CASH TAX BOND BY: P. Gauga, Deputy
UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1, #2, #3, AND #4.

ELECTRIC FACILITIES

ALL ELECTRIC FEES HAVE BEEN PAID BUT DEVELOPER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED TO PARCELS #1, #2, #3, AND #4.

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: FEB 25, 1988 BY: Dieter P. Witzfeld

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$1,400.00

DATED March 8, 1988

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Dickie L. Monaghan
DEPUTY

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS SET OUT IN DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER IN, OVER, AND ACROSS THE HEREBY DESCRIBED PROPERTY, TOGETHER WITH CERTAIN WATER RIGHTS, AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN INSTRUMENT RECORDED SEPTEMBER 15, 1955 IN BOOK 1794 PAGE 157 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR POLE LINES, AND CANNOT BE LOCATED FROM THE RECORDS.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: FEB 25, 1988 BY: Dieter P. Witzfeld

RECORDER'S STATEMENT

FILED THIS 15th DAY OF MARCH 1988
AT 8:30 A.M. IN BOOK 149 OF PARCEL MAPS
AT PAGE 49+50 AT THE REQUEST OF THE
CITY CLERK.

WILLIAM E. CONERLY COUNTY RECORDER

BY: Barita Lagan
DEPUTY

NO. 68127
FEE \$000
SUB. FEE FIRST AMERICAN TITLE INSURANCE Company

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 25th DAY OF Feb. 1988, FOR CONFORMANCE WITH THE REQUIREMENTS OF TITLE 18 OF RIVERSIDE MUNICIPAL CODE AND WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

BARRY BECK R.C.E. 20900
CITY ENGINEER

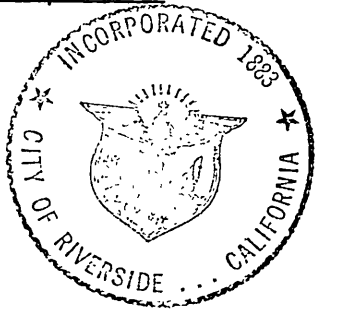
BY: Barry Beck
TENTATIVE MAP APPROVED MAY 8, 1986

CITY CLERK'S STATEMENT

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 20977 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 1st DAY OF March, 1988.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 2-24-88

Barbara J. Steckel
CITY TREASURER

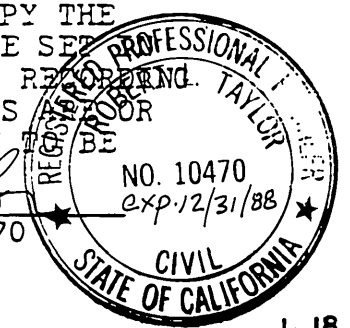
BY: George T. Swartz

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF Claude J. DeLao ON June 1987

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET SUCH POSITIONS WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Robert L. Taylor
ROBERT L. TAYLOR RCE 10470
LICENSE EXPIRES 12/31/88



P.M.B. 149/49

P.M.B. 149/49

City Copy

149
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

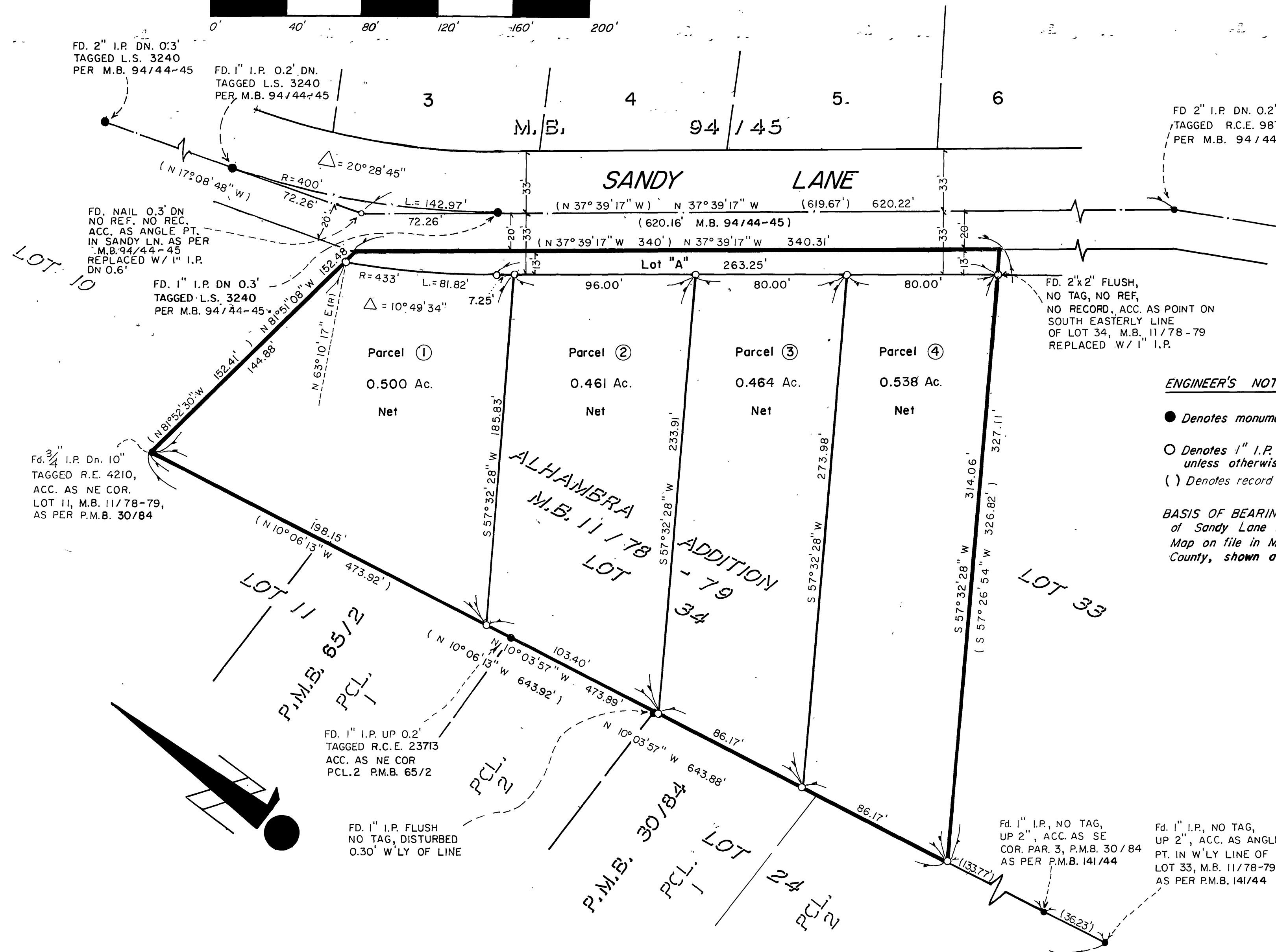
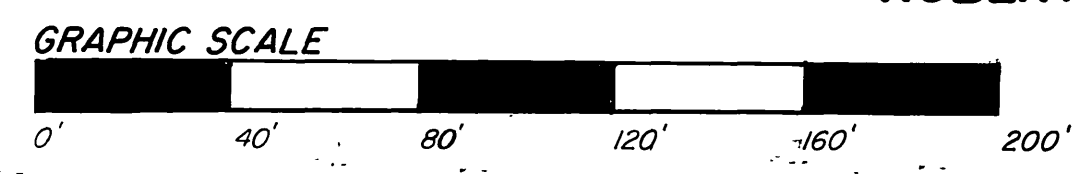
PARCEL MAP 20977

Being a division of Lot 34 of Alhambra Addition, in the City of Riverside, County of Riverside, as per map on file in Book 11, Pages 78 & 79 of maps, in the Office of the Recorder of said County (located in Section 34, Township 2 South, Range 6 West, M.B. 6/70)

Scale: 1" = 40'

ROBERT L. TAYLOR - Civil Engineer
Riverside, California

November 1987



FD. 2" I.P. DN. 0.3'
TAGGED L.S. 3240
PER M.B. 94/44-45

FD. 1" I.P. 0.2' DN.
TAGGED L.S. 3240
PER M.B. 94/44-45

FD. 2" I.P. DN. 0.2'
TAGGED R.C.E. 9876
PER M.B. 94/44-45

FD. NAIL 0.3' DN
NO REF. NO REC.
ACC. AS ANGLE PT.
IN SANDY LN. AS PER
M.B. 94/44-45
REPLACED W/ 1" I.P.
DN 0.6'

FD. 1" I.P. DN 0.3'
TAGGED L.S. 3240
PER M.B. 94/44-45

FD. 2"x2" FLUSH,
NO TAG, NO REF,
NO RECORD, ACC. AS POINT ON
SOUTH EASTERLY LINE
OF LOT 34, M.B. 11/78-79
REPLACED W/ 1" I.P.

Fd. 3/4" I.P. Dn. 10"
TAGGED R.E. 4210,
ACC. AS NE COR.
LOT 11, M.B. 11/78-79,
AS PER P.M.B. 30/84

FD. 1" I.P. UP 0.2'
TAGGED R.C.E. 23713
ACC. AS NE COR
PCL.2 R.M.B. 65/2

FD. 1" I.P. FLUSH
NO TAG, DISTURBED
0.30' W'LY OF LINE

Fd. 1" I.P., NO TAG,
UP 2", ACC. AS SE
COR. PAR. 3, P.M.B. 30/84
AS PER P.M.B. 141/44

Fd. 1" I.P., NO TAG,
UP 2", ACC. AS ANGLE
PT. IN W'LY LINE OF
LOT 33, M.B. 11/78-79
AS PER P.M.B. 141/44

ENGINEER'S NOTES

- Denotes monuments found as noted.
 - Denotes 1" I.P. w/plug R.C.E. 10470 set flush, unless otherwise noted.
 - () Denotes record bearing & distance per M.B. 11/78-79
- BASIS OF BEARINGS has been taken from the Centerline of Sandy Lane (formerly Central Avenue) as shown per Map on file in Map Book 11, Pages 78 & 79 of Riverside County, shown as N 37° 39' 17" W.

P.M.B. 149/50

P.M.B. 149/50